

PLANNING COMMISSION
GLADSTONE, MISSOURI
City Hall Council Chambers

Monday
October 18, 2010
7:30 pm

Item 1 on the Agenda: Roll Call.

Present: Ms. Alexander
Mr. Turnage
Mr. Garnos
Mr. Ringhausen
Ms. Smith
Mr. Velasquez
Mr. Whitton
Ms. Abbott
Mr. Steffens
Mr. West
Chairman Hill

Absent: None

Council & Staff Present:

Mayor Pro-Tem Barry McCullough
Councilman Carol Rudi
Scott Wingerson, Assistant City Manager
Melinda Mehaffy, Economic Development Administrator
Chris Helmer, Planning Specialist
Becky Jarrett, Administrative Assistant

Item 2 on the Agenda: Pledge of Allegiance.

Chairman Hill led the group in reciting the Pledge of Allegiance.

Item 3 on the Agenda: Approval of the August 16, 2010 minutes.

MOTION: By Mr. Steffens, second by Mr. West to approve the August 16, 2010 minutes as submitted. The motion carried.

Item 4 on the Agenda: Communications from the Audience.

None.

Item 5 on the Agenda: CONSIDERATION: On a Special Use Permit at 7406 N. Main Street. Applicant: Trudy Taylor. Owner: Keith and Trudy Taylor. File #1349. *The City Council will consider this application on Monday, November 8th.*

Chairman Hill asked Planning Specialist Chris Helmer for the staff report.

Mr. Helmer reported that the Commission may have noticed that Ms. Taylor's application goes back quite some time with the City; approximately twenty years. The original permit was granted in 1992. Over those years of renewal by the Planning Commission and City Council there have not been any prominent issues with the application or the applicant. City staff, at this time, is requesting the Commission consider approval of this application and move forward to the City Council.

Chairman Hill asked Ms. Taylor if she had anything to add.

Ms. Taylor answered no.

Chairman Hill asked the Commission if they had any questions for Ms. Taylor. There was no response.

There was no one in favor or opposition of the application.

Chairman Hill asked Ms. Taylor if the conditions listed are the original conditions and if she is agreeable to them.

Ms. Taylor replied that they are the original ones and she is okay with all of them.

Chairman Hill closed the public hearing.

MOTION: By Mr. Whitton, second by Mr. West to approve a ten (10) year Special Use Permit at 7406 N. Main.

VOTE:	Ms. Alexander	Yes
	Mr. Turnage	Yes
	Mr. Garnos	Yes
	Mr. Ringhausen	Yes
	Ms. Smith	Yes
	Mr. Velasquez	Yes
	Mr. Whitton	Yes
	Ms. Abbott	Yes
	Mr. Steffens	Yes
	Mr. West	Yes
	Chairman Hill	Yes

The motion carried. (11-Yes, 0-No)

Item 6 on the Agenda: Communication from the City Council and City Staff

Councilman Rudi invited the Commission to the D.A.R. sign dedication at the Atkins-Johnson Farm at 11:00 am on Saturday, October 23rd. Groups will carpool from City Hall. The Girls Scouts will be there working on a merit badges and then later in the day a geocaching class will be held.

Mr. Wingerson announced that the City is currently being represented by Williams and Campo Law Firm in the interim while the City Council processes a replacement for City Counselor David Ramsay.

Mr. Wingerson also explained that the City is also getting ready to issue some bonds for water, sanitary sewer and roadway improvements. Part of the bonds are being parceled out and made available to residents and community members in \$5,000 increments. He asked them to contact their broker or an Edward D. Jones broker if they are interested.

Ms. Mehaffy referred the Commission to the City's latest issue of *Coming Home to Gladstone*, which depicts the completion of Phase I of the restoration of the Atkins-Johnson Farm.

Mr. Helmer informed the Commission that the study session on the Village Center was presented to the Council and they were in favor of it moving forward to a public hearing.

Ms. Jarrett began a short slide show while Mr. Helmer told the Commission about a planning presentation that Oakhill Day School 8th Graders made at City Hall last week.

Item 7 on the Agenda: Communication from the Planning Commission Members

Mr. Velasquez asked if staff could look at the flagpole at Fire Station #1; there are no lights on the American Flag at night.

Mr. Steffens said that Walmart looks very nice right now!

Ms. Abbott thanked the City and all those involved with Gladstone Plaza; it is a great benefit to the residents of the area. She also asked about a streetlight that used to be outside her house that is now missing. The pole is there, but the light is gone. She called Becky a couple of weeks ago about it and after researching it, she told her that the City didn't even know they had a light there. She would like to know what happened to it and would like it back!

Mr. Ringhausen asked about the temporary scaffolding on N. Bales. He said he jogs in that area and noticed that it's gone from the front of the house, but moved to the back.

Mr. Wingerson replied that the case is currently in Municipal Court, but he will find out where it is and report back.

Mr. Garnos asked what the process is for recommending or suggesting a streetlight be placed in a certain area. There is an intersection in his neighborhood that looks like it needs one, but he wasn't sure if it was worth pursuing. He also commented that he is very pleased with Walmart and was curious about the status of the new trail that leads from Walmart north.

Mr. Wingerson answered that there is a process to request a streetlight; it's simple. Staff will compare it to the City's policy on streetlights, notify the property owners around the light, budget for the light and then wait for KCP&L to install it.

Mr. Wingerson commented that the Walmart trail is fantastic! It represents about \$3,000,000 worth of improvements. It was a very competitive, local match grant funding through MARC who paid for about 75% of the trail. The next step is a bridge across Shoal Creek which will tie into Happy Rock West and eventually into Maple Park Preserve. The time frame for completion is about a year from now.

Chairman Hill said at the intersection of M-1 Highway and 72nd Street three of the four streetlights are not functioning.

Mr. Wingerson said that the City has been fighting with MoDot about streetlights up and down the length of M-1. The City says they're off; they say they're on. The City says they're on; they say they're turned down to conserve energy. They say they're motion-sensed. It just depends on who you talk to. He said he would get the current status and see if anyone knows more than that.

Chairman Hill asked about the apartments at 70th & Indiana and the signage they have up as well as the repairs that need to be done to the exterior of the building.

Mr. Wingerson answered that there are no permits for the signage, but it has been getting better. There are now only two signs instead of a dozen. The City has started a new, safe residents program. It's completed focused on multi-family properties and it's the Public Safety Department working with apartment management. Through a lease addendum, the managers have the ability to evict residents easier than in the past. The next step is an exterior inspection by Code Enforcement, which should be happening in November. This inspection should address any outdoor signage as well as interior and exterior conditions.

Chairman Hill asked what the City ordinance is for parking trailers (utility) in a residential area.

Mr. Wingerson said that as long as it doesn't block the sidewalk, in general, it is okay. There are exceptions to that in terms of axles and weight. It also must be on a paved surface.

Item 8 on the Agenda: Adjournment

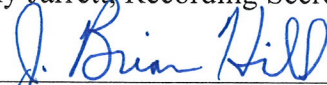
Chairman Hill adjourned the meeting at 7:54 pm.

Respectfully submitted:



Becky Jarrett, Recording Secretary

Approved as submitted



J. Brian Hill, Chairman

Approved as corrected _____